Davidson County DEEDWARR
Recvd: 12/27/00 08:34 3pgs
Fees:15.00 Taxes:314.50

20001227-0125870

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Charles Ray Bieker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2000

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1764

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Ray Bieker (NAME)	First Horizon Home Loan Corp (NAME)	032-00-0 045.00
1500 Hunters Lane (ADDRESS)	4000 Horizon Way (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Irving, TX 75063 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Floyd T. Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Ray Bieker, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being a part of the lands of Manson H. Allen, deceased, plan of which is of record in Book 142, Page 24, Register's Office for said County, also being a part of a tract adjoining the same in the partition of the lands of William H. Allen, of record in Book 168, Page 603, said Register's Office, and being known as Tract No. 3 on an unrecorded Map of said property made by E.R. Southgate, Surveyor, and described as follows: Beginning at a point in the center line of Hunter's Lane, west of Dickerson Pike, said point being the corner of Tracts 2 and 3 on said survey, and being also 444.5 feet from the center line of a culvert under Hunter's Lane, which culvert is in the center line of a creek at the southwest corner of Tract 1; thence with the center line of Hunter's Lane south 85 degrees east 250 feet to a point; thence north 4 degrees 15' east 1185 feet to a stake in a fence line; thence with said fence line westerly 250 feet to a stake at the corner of tracts 2 and 3; thence with the line of said tract south 4 degrees 15' west 1170 feet more or less to the beginning.

Included in the above description but specifically excluded from this conveyance is the following described property;

A tract of land more particularly described according to a survey by C.E. Greek, Tennessee License 1482, January, 1969, as follows:
BEGINNING at a point, this point being an iron pin which is 20 feet North of the centerline of Hunters Lane, and 444.5 feet East of the center of a drainage culvert under Hunters Lane, this culvert being 1.3 miles West of Dickerson Road on Hunters Lane; thence North 4 degrees 15' East, 1138.1 feet, bounded by the John Hayes property, to an iron pin in a fence row; thence

CONTINUED

unimproved ( )
This is improved (X) property, known as 1500 Hunters Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of December, 2000

Floyd T. Lee by David M. Cartwright Attys in Fact
Floyd T. Lee

LEGAL DESCRIPTION CONTINUATION

South 86 degrees 15' East, 250.0 feet along a fence bounding the R.E. Vann property to an iron pin and fence corner; thence in a Southerly direction 407.5 feet along the fence bounding the R.S. Jackson property to an iron pin; thence North 84 degrees 15' West, 204.8 feet bounded by the Floyd T. Lee property to an iron pin; thence South 4 degrees 15' West, 745.0 feet along the Floyd T. Lee property to an iron pin on the Northern ROW line of Hunters Lane; thence in a Westerly direction 50 feet along the Northern ROW line of Hunters Lane to an iron pin, this being the point of beginning.

Being that same property conveyed to Richard T. Lee and wife, Beverly June Lee by deed from Floyd T. Lee and wife, Ruth Byram Lee of record in Book 4309, Page 148, said Register's Office.

Being part of that same property conveyed to Floyd T. Lee and wife, Ruth Byram Lee by deed from O. Fred Clifford and wife, Gladys M. Clifford of record in Book 2300, Page 337, and corrected in Book 2442, Page 609, said Register's Office. The said Ruth Byram Lee died leaving title vested solely in Floyd T. Lee as surviving Tenant by the Entireties.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floyd T. Lee

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 19th day of December, 2000.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this, 19th day of December 2000, personally appeared before me, the undersigned, David H. Cartwright, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Floyd T. Lee and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 19th day of December, 2000

My commission expires 4/16/02

Notary Public

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE